

ATC-27913

44018

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

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STATE OF OREGON, County of Marion

I, Alan J. Bell

being first duly sworn, depose and say, and certify that
At all times hereinafter mentioned I was and now am a resident of the State of Oregon, an adult person
over the age of eighteen years and not the beneficiary or his successor in interest named in the attached original
notice of sale given under the terms of that certain trust deed described in said notice.
I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof
by both first class and certified mail with return receipt requested to each of the following named persons for their
legal representatives, where so indicated) at their respective last known addresses, to-wit:

Matt Monroe

Route 1, Box 33
Bonanza, OR 97623

Barbara Monroe

Route 1, Box 33
Bonanza, OR 97623

Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose
interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person,
including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust
deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any
person requesting notice, as required by ORS 86.785.*

Each of the notices so mailed was certified to be a true copy of the original notice of sale by

Alan J. Bell

attorney for the trustee named in said notice; each such
copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United
States post office at Stayton, Oregon, on August 9, 1984. With respect to each
person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to the address
indicated, and another such notice was mailed with a proper form to request and obtain a return receipt and postage
thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after the notice of default
and election to sell described in said notice of sale was recorded.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corpo-
ration and any other legal or commercial entity.

Subscribed and sworn to before me this

10th day of December, 1984

NOTARY
(SEAL)

Notary Public for Oregon. My commission expires 4-25-86

Note: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

AFFIDAVIT OF MAILING TRUSTEE'S
NOTICE OF SALE

RE: Trust Deed from

MATT MONROE and
BARBARA MONROE

Grantor

TO
ALAN J. BELL

Trustee

AFTER RECORDING RETURN TO

Alan J. Bell
BELL & BELL
Post Office Box 497
Stayton, OR 97383

STATE OF OREGON,

County of Marion

I certify that the within instrument
was received for record on the 10th day
of December, 1984, at Stayton, OR, and recorded
in book, reel, volume No. on
page or as fee file/instru-
ment/microfilm reception No.
Record of Mortgages of said County
Witness my hand and seal of
County of Marion

By

Deputy

TRUSTEE'S NOTICE OF SALE

ALAN J. BELL, Trustee, will sell the property described below at 1:00 P.M. on January 3, 1985. The sale will be held at front steps of Klamath County Courthouse, Klamath Falls, Oregon.

(see attached Exhibit A)

Said sale is to satisfy obligations secured by a trust deed covering said property from MATT MONORE, aka MATHEW R. MONROE and BARBARA MONROE, aka BARBARA J. MONROE, husband and wife Grantor, to NEAL H. BELL, Trustee, for PACIFIC WEST MORTGAGE CO., an Oregon corporation Beneficiary, dated December 30, 1981, and recorded in Book M82 Page 112, ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~, Klamath County Mortgage Records.

The default for which the foreclosure is being made is failure to pay the quarterly payments in the amount of \$1,685.53 due on October 6, 1982, January 6, 1983, April 6, 1983, July 6, 1983, October 6, 1983, January 6, 1984, April 6, 1984 and July 6, 1984; \$146.48 advanced for fire insurance premium; and \$3,629.71 advanced to the first mortgage holder, plus interest at the trust deed rate

The sum owing on the obligation secured is:

Principal \$20,154.71, plus interest at 19.9% per annum from August 5, 1982, to October 26, 1982, plus interest at 24.9% per annum from October 26, 1982, until paid; plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said trust deed.

Beneficiary and trustee have elected to sell the property to satisfy the obligation. The grantor, grantor's successor, and any other person named in ORS 86.753 have the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, together with costs, trustee's and attorney's fees and by curing any other default complained of in the notice of default, at any time prior to five (5) days before the trustee conducts the sale.

DATED this 9th day of August, 1984.


Alan J. Bell

Trustee

20727

EXHIBIT A

A portion of Section 21, Township 39 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

COMMENCING at the corner common to Sections 21, 22, 27 and 28, Township 39 South, Range 12 East of the Willamette Meridian; thence West, along the South boundary of Section 21, 2041.10 feet; thence North 3° 37' West, 1233.15 feet; thence North 86° 23' East, 20.00 feet to the True Point of Beginning; thence North 86° 23' East, 241.32 feet; thence South 34° 27' East, 376.00 feet; thence South 86° 23' West, 434.04 feet; thence North 3° 37' West, 322.86 feet to the TRUE POINT OF BEGINNING.

ALSO a 40.00 foot wide roadway easement, begin 20.00 feet either side of the following described centerline; commencing at the corner common to Section 21, 22, 27 and 28; thence West, along the South boundary of Section 21, 2041.10 feet to the True Point of Beginning; thence North 3° 37' West, 2059.08 feet.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on the 11th day of December A.D. 1924

at 2:21 P.M. John F. W. Clerk

recorded in Vol. 1024 of the Oregon

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EVELYN B. EHN, County Clerk

By *Sam Smith* Deputy

Fee 11.00